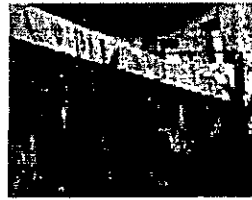
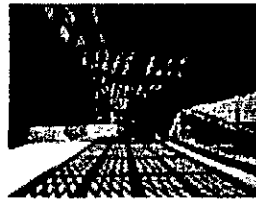


AGENDA



Wednesday, August 9, 2006

The Austin City Council will convene at 1:00 PM
on Wednesday, August 9, 2006, in Austin City Hall, Council Chambers,
301 W. 2nd Street, Austin, TX 78701.



- Mayor Will Wynn
- Mayor Pro Tem Betty Dunkerley
- Council Member Lee Leffingwell, Place 1
- Council Member Mike Martinez, Place 2
- Council Member Jennifer Kim, Place 3
- Council Member Brewster McCracken, Place 5
- Council Member Sheryl Cole, Place 6

For meeting information, contact City Clerk, 974-2210

06 AUG -3 PM 12:31

Austin City Council Agenda

The City Council will go into a closed session under Chapter 551 of the Texas Government Code to receive advice from legal counsel, to discuss matters of land acquisition, to discuss personnel matters, to discuss or take action on a "competitive matter" of Austin Energy as provided for under Section 551.086, or for other reasons permitted by law as specifically listed on this agenda. If necessary, the City Council may go into a closed session as permitted by law regarding any item on this agenda.

Reading and Action on Consent Agenda

Action on the Following:

Ordinances / Resolutions / Motions -

All of the following items may be acted upon by one motion. No separate discussion or action on any of the items is necessary unless desired by a Council Member.

1: 00 PM -- Zoning Ordinances / Restrictive Covenants (HEARINGS CLOSED)

1. C14-05-0085 - Powers 20 - Approve second reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 11520 North IH-35 Service Road Southbound (Walnut Creek Watershed) from general office (GO) district zoning to community commercial-conditional overlay (GR-CO) combining district zoning. First reading approved on March 2, 2006. Vote: 7-0. Applicant: Frank Alattar/Fred Powers. Agent: Fred Powers. City Staff: Jorge E. Rousselin, 974-2975.
Backup Material
2. C814-06-0054 - Prominent Pointe II PUD - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 5401, 5405, 5505 Bluffstone Lane; 8310 N. Capital of Texas Highway; and Bluffstone and Bluegrass Drive (Bull Creek Watershed) from interim-rural residence (I-RR) district zoning; single-family residence-standard lot-conditional overlay (SF-2-CO) combining district zoning; limited office (LO) district zoning; community-commercial (GR) district zoning; and planned unit development (PUD) district zoning to planned unit development (PUD) district zoning. First reading approved on July 27, 2006. Vote: 7-0. Applicant: Prominent Northpoint, L.P. (Mark McAllister). Agent: Armbrust & Brown, L.L.P. (Amanda Morrow). City Staff: Sherri Sirwaitis, 974-3057.
Backup Material
3. C14-05-0150 - Fairfield at Woodland Park - Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3226 West Slaughter Lane (Slaughter Creek Watershed - Barton Springs Zone) from multi-family residence-moderate high density-conditional overlay (MF-4-CO) combining district zoning to multi-family residence-moderate high density-conditional overlay (MF-4-CO) combining district zoning to change a condition of zoning. Second Reading approved on May 25, 2006. Vote: 4-3 (Mayor Pro Tem Thomas, Alvarez and Kim - Nay). Applicant: John M. Harmon and Joyce W. Harmon. Agent: Graves, Dougherty, Hearon and Moody, P.C. (Michael J.

Whellan). City Staff: Wendy Walsh, 974-7719.

[Backup Material](#)

4. C14-05-0151 - Flex 15 - Approve second reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 8420 Longview Road (Williamson Creek Watershed-Barton Springs Zone; South Boggy Creek Watershed) from rural residence (RR) district zoning to single-family residence-small lot-conditional overlay (SF-4-CO) combining district zoning with conditions. First reading approved on March 23, 2006. Vote: 7-0. Applicant: Flex Realty (Brett Vance). Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Wendy Walsh, 974-7719. A valid petition has been filed in opposition to this rezoning request.
[Backup Material](#)
5. C14-05-0176 - Shropshire Dessau Retail Tract 1 - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 11801 block of Dessau Road (Walnut Creek Watershed) from development reserve (DR) district zoning to community commercial-conditional overlay (GR-CO) combining district zoning with conditions. First reading approved on May 18, 2006. Vote: 4-1 (Alvarez-Nay; Thomas, Kim off the dais). Applicant: Complete Real Estate SVC, Inc. (David Schoenemann). Agent: Thrower Design (Ron Thrower). City Staff: Sherri Sirwaitis, 974-3057.
[Backup Material](#)
6. C14-05-0177 - Shropshire Dessau Retail Tract 2 - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 11000 Block of Dessau Road (Walnut Creek Watershed) from development reserve (DR) district zoning to neighborhood commercial-conditional overlay (LR-CO) combining district zoning with conditions. First reading approved on May 18, 2006. Vote: 4-1 (Alvarez-Nay; Thomas, Kim off the dais). Applicant: Complete Real Estate SVC, Inc. (David Schoenemann). Agent: Thrower Design (Ron Thrower). City Staff: Sherri Sirwaitis, 974-3057.
[Backup Material](#)
7. C14-06-0023 - Marks-4 - Approve second reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2301 Riverside Drive (Town Lake Watershed) from family residence (SF-3) district zoning to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning; and townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning. First reading approved on June 22, 2006. Vote: 7-0. Applicant: Eddie Dean. Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Robert Heil, 974-2330
[Backup Material](#)

1: 00 PM -- Zoning and Neighborhood Plan Amendments (Public Hearings and Possible Action)

- 8 NPA-05-0006.01 - 1201 and 1203 Baylor - Conduct a public hearing and approve an
PH ordinance amending Ordinance No. 000629-100, the Old West Austin Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan, by amending text in the plan to remove 1201 and 1203 Baylor Street from the Residential Core district and place it in the Lamar District. City Staff: Mark Walters, 974-7695.
[Backup Material](#)

- 9
PH. C14-05-0012 - 1201 Baylor - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1201 Baylor Street (Shoal Creek Watershed) from multi-family residence-moderate high density-neighborhood plan (MF-4-NP) combining district zoning to limited office-neighborhood plan (LO-NP) combining district zoning. Planning Commission Recommendation: To grant neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district zoning. Applicant and Agent: Chris Pellegrino. City Staff: Jorge E. Rousselin, 974-2975.
Backup Material
- 10
PH. C14-05-0013 - 1203 Baylor - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1203 Baylor Street (Shoal Creek Watershed) from multi-family residence-moderate high density-neighborhood plan (MF-4-NP) combining district zoning to limited office-neighborhood plan (LO-NP) combining district zoning. Planning Commission Recommendation: To grant neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district zoning. Applicant and Agent: Tanisa Bernard. City Staff: Jorge E. Rousselin, 974-2975.
Backup Material
- 11
PH. C14-06-0080 - San Jose Lofts - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 801 W. Gibson Street (East Bouldin Creek Watershed) from multi-family residence-moderate high density-neighborhood plan (MF-4-NP) combining district zoning to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. Planning Commission Recommendation: To grant general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. Applicant: Southside Church of Christ. Agent: Armbrust & Brown (Amanda Morrow). City Staff: Robert Heil, 974-2330.
Backup Material
- 12
PH. C14-06-0065 - 2923 and 2933 Pecan Springs Road - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2923 and 2933 Pecan Springs Road (Fort Creek Watershed) from single-family residence-standard lot-neighborhood plan (SF-2-NP) combining district zoning to family residence-neighborhood plan (SF-3-NP) combining district zoning. Planning Commission Recommendation: Forward to Council without a recommendation. Applicant and Agent: Sam E. Presley. City Staff: Robert Heil, 974-2330.
Backup Material
- 13
PH. C14-06-0136 - 1701 & 1703 Windoak Drive - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1701 & 1703 Windoak Drive (Harpers Branch Watershed) from family residence (SF-3) district zoning to townhouse and condominium residence (SF-6) district zoning. Planning Commission Recommendation: To grant townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning. Applicant: FS Ventures (Jim Cummings). Agent: Urban Design (Laura Toups). City Staff: Robert Heil, 974-2330.
Backup Material
- 14 C14-06-0138 - 4711 East Riverside - Conduct a public hearing and approve an ordinance

- PH. amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 4711 East Riverside Drive (Country Club Creek Watershed) from general office (GO) district zoning to general office-mixed use (GO-MU) combining district zoning. Planning Commission Recommendation: To grant general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning. Applicant: TSB Resources (Terry Blankenship). Agent: Minter Joseph and Thornhill P.C. (John M. Joseph). City Staff: Robert Heil, 974-2330.

Backup Material

- 15 Conduct a public hearing and approve an ordinance amending the Austin Tomorrow
PH. Comprehensive Plan by adopting the East Riverside/Oltorf Combined Neighborhood Plan. The combined planning area is bounded by IH-35 on the west, Town Lake and the Colorado River on the north, Grove Boulevard and Montopolis Drive on the east and State Highway 71 (Ben White Boulevard) (East) on the south.

Backup Material

- 16 C14-05-0111 - Parker Lane Neighborhood Plan Combining District – Conduct a public
PH. hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property bounded on the north by Oltorf Street, on the east by Montopolis Drive, on the south by Ben White Blvd./US 71, and on the west by IH-35 (Blunn, Carson, Country Club, Harpers Branch, Town Lake, Williamson Watersheds). The proposed zoning change will create the Parker Lane Neighborhood Plan Combining District (NPCD) and implement the land use recommendations of the East Riverside/Oltorf Combined Neighborhood Plan for a total of 26 tracts (85.55 acres). Under the proposed Parker Lane NPCD, "Small Lot Amnesty," "Garage Placement," "Impervious Cover and Parking Placement Restrictions," and "Front or Side Yard Parking Restrictions" are proposed for the entire area. The "Urban Home" special use is proposed for the Iroquois/Reeves, Royal Hill, Parker Lane, and Mission Hill Subdistricts. The Iroquois/Reeves Subdistrict includes the lots adjoining Iroquois Ln., Reeves Circle, and Metcalfe Rd. within the Parker Heights Subdivision, Section One-B Amended. The Royal Hill Subdistrict includes the lots adjoining Mulford Cove, Little Valley Cove, Royal Hill Drive, and Parker Lane within the Greenbriar Subdivision, Section Four. The Parker Lane Subdistrict includes the lots adjoining the east side of Parker Ln. between Carlson Dr. and Wickshire Ln. within the Greenbriar Subdivision, Section Two, Resub of Block F. The Mission Hill Subdistrict includes the lots adjoining the north and south sides of Mission Hill Dr. within the Mission Hill and Mission Hill Section Four Subdivisions and the lots adjoining the south side of Mission Hill Dr. within the Mission Hill Section Three Subdivision. The Neighborhood Mixed Use Building special use is proposed for Tracts 209, 214, 216, and 217. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR); Single-Family Residence - Large Lot (SF-1); Single-Family Residence-Standard Lot (SF-2); Family Residence (SF-3); Single-Family - Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence - Moderate-High Density (MF-4); Multi-family Residence - High Density (MF-5); Multi-family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); Commercial Services

(CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG); Planned Unit Development (PUD); Historic (H); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts. Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330.

Backup Material

- 17 PH. C14-05-0112 - Riverside Neighborhood Plan Combining District – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property bounded on the north by Town Lake, on the east by Pleasant Valley Road, on the south by Oltorf Street, and on the west by IH-35.(Colorado River, Country Club, Harpers Branch, Town Lake Watersheds). The proposed zoning change will create the Riverside Neighborhood Plan Combining Districts (NPCD) and implement the land use recommendations of the East Riverside/Oltorf Combined Neighborhood Plan for a total of 63 tracts (246.42 acres). Under the proposed Riverside NPCD, “Small Lot Amnesty,” “Garage Placement,” “Impervious Cover and Parking Placement Restrictions,” and “Front or Side Yard Parking Restrictions” are proposed for the entire area. The “Urban Home” special use is proposed for the Valley Hill Subdistrict. The Valley Hill Subdistrict includes the lots adjoining the north and west sides of Valley Hill Dr. within the Colorado Hills Estates Subdivision, Section Six. The Neighborhood Mixed Use Building special use is proposed for Tracts 21, 22, 35, 37, 38, 41, 42, 43, 44, 45, 45A, and 47. The Neighborhood Urban Center special use is proposed for Tracts 21, 22, 35, 37, 38, 41, 42, 43, 44, 45, and 45A. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR); Single-Family Residence - Large Lot (SF-1); Single-Family Residence-Standard Lot (SF-2); Family Residence (SF-3); Single-Family - Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence - Moderate-High Density (MF-4); Multi-family Residence - High Density (MF-5); Multi-family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG); Planned Unit Development (PUD); Historic (H); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts. Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330.

Backup Material

- 18 C14-05-0113 - Pleasant Valley Neighborhood Plan Combining District – Conduct a public

PH. hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property bounded on the north by the Colorado River, on the east by Grove Blvd., on the south by Oltorf Street, and on the west by Pleasant Valley Road. (Colorado River, Country Club, Town Lake Watersheds). The proposed zoning change will create the Pleasant Valley Neighborhood Plan Combining District (NPCD) and implement the land use recommendations of the East Riverside/Oltorf Combined Neighborhood Plan for a total of 12 tracts (208.82 acres). Under the proposed Pleasant Valley NPCD, "Small Lot Amnesty," "Garage Placement," "Impervious Cover and Parking Placement Restrictions," and "Front or Side Yard Parking Restrictions" are proposed for the entire area. The Neighborhood Mixed Use Building and Neighborhood Urban Center special uses are proposed for Tract 309. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR); Single-Family Residence - Large Lot (SF-1); Single-Family Residence-Standard Lot (SF-2); Family Residence (SF-3); Single-Family - Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence - Moderate-High Density (MF-4); Multi-family Residence - High Density (MF-5); Multi-family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG); Planned Unit Development (PUD); Historic (H); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts. Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330.

Backup Material

5: 00 PM -- Evening Briefings



19. Briefing on Commercial Design Standards.

Backup Material

6: 00 PM -- Public Hearings and Possible Actions

- 20 PH. Conduct a public hearing and approve an ordinance amending the City Code to establish design standards for commercial, multi-family and mixed use development. The design standards ordinance includes regulations addressing building location, streets and walkways, pedestrian and vehicular connections, parking, exterior lighting, screening, open space, shading, building design, and related land development code amendments. (Recommended by Planning Commission, Zoning and Platting Commission; Design Commission and, Environmental Board)
☒ Backup Material

Adjourn

 *The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.*
 *For assistance please call 974-3256 OR 974-2445 TDD.*

A person may request a Spanish language interpreter be made available by contacting the City Clerk's Office not later than two hours before the scheduled time of the item on which the person wishes to speak. Please call 974-3256 in advance or inform the City Clerk's staff present at the council meeting.

Cualquier persona puede solicitar servicios de intérprete en español comunicándose con la oficina del Secretario/a Municipal a no más tardar de dos horas antes de la hora determinada para el asunto sobre el cual la persona desea comentar. Por favor llame al 974-3256 con anticipo o informe al personal del Secretario/a Municipal presente en la sesión del Consejo.

CITY COUNCIL AGENDA

Council Meetings

January 12, 2006
January 26, 2006

February 2, 2006
February 9, 2006
February 16, 2006

March 2, 2006
March 9, 2006
March 23, 2006

April 6, 2006
April 20, 2006
April 27, 2006

May 4, 2006
May 18, 2006
May 25, 2006

June 8, 2006
June 22, 2006

July 27, 2006

August 10, 2006
August 24, 2006
August 31, 2006

September 11, 12, 13
(Budget Readings)
September 28, 2006

October 5, 2006
October 19, 2006
October 26, 2006

November 2, 2006
November 16, 2006
November 30, 2006

December 7, 2006
December 14, 2006

Cancelled Meetings

January 5, 2006
January 19, 2006

February 23, 2006

March 16, 2006
March 30, 2006

April 13, 2006

May 11, 2006

June 1, 2006
June 15, 2006
June 29, 2006

July 6, 2006
July 13, 2006
July 20, 2006

August 3, 2006
August 17, 2006

September 7, 2006
September 14, 2006
September 21, 2006

October 12, 2006

November 9, 2006
November 23, 2006

December 21, 2006
December 28, 2006